

## Existing Conditions

### *Neighborhood Context*

The Spartan Keyes neighborhood is located approximately one mile southeast of Downtown San Jose. The area is bordered by Interstate 280 on the north, San Jose State University's Spartan Stadium and sports fields on the south, Coyote Creek and Senter Road on the east, and 1<sup>st</sup> Street on the west. Kelley Park, containing Happy Hollow Zoo, is located just east of the neighborhood across Senter Road. Coyote Creek runs through the Story Road Landfill in the northeastern portion of the neighborhood. San Jose State University is approximately 1/2 mile to the north across I-280 while the University's athletic facilities are located within the neighborhood itself. The East Gardner area within Spartan Keyes is a historically industrial district where much of the city's food industry was focused.

Spartan Keyes' current population is approximately 4,600. However this number is expected to grow over the next few years with proposed development in East Gardner, which is located in the western portion of the neighborhood. At least one infill housing project is currently underway, with more proposed by the *East Gardner Specific Plan*.

### *Housing*

Spartan Keyes is comprised mainly of single-family homes, with a number of multi-family projects along 12<sup>th</sup> Street, including an attractive condominium project on Martha Street. Architectural styles range from 1990's post-modernist, Craftsman, and classic Victorian from the late 19<sup>th</sup> and early to mid-20<sup>th</sup> Century. Care has been taken to preserve much of the original architectural details of the homes in the area, giving the neighborhood a generally well-established physical character.

### *Commercial and Industrial Development*

Keyes Street is the main commercial corridor within Spartan Keyes. Although many of the businesses are local, few are neighborhood-oriented. Auto related and light industrial uses predominate, with the highest concentrations in East Gardner. Most of these businesses are comprised of utilitarian buildings and overcrowded, poorly maintained asphalt lots which do not complement the residential character of adjacent neighborhood areas.

### *Public and Cultural Facilities*

There are no public facilities within the Spartan Keyes neighborhood. Kelley Park and Happy Hollow Zoo are east of the neighborhood across Senter Road. Two elementary schools and a public library are located just outside of the area but are separated from the neighborhood by heavily traf-



*Auto related businesses dominate the Keyes Street corridor.*



*Several public and regional facilities are located outside the neighborhood.*

ficked streets and I-280. Facilities such as the Compaq Center, Tech Museum of Innovation, San Jose Convention Center, San Jose Museum of Art, Children's Discovery Museum, and Guadalupe River Park are located approximately 1-2 miles away in Downtown.

### ***Streets and Traffic***

***Freeways*** - Interstate 280 connects the Spartan Keyes neighborhood north to the Peninsula, and south to Gilroy and southern Santa Clara County. Traffic conditions during peak hours cause heavy traffic on 6<sup>th</sup> Street, 7<sup>th</sup> Street and 11<sup>th</sup> Street, as these streets connect to I-280 on- and off-ramps. Interstate 680, Highway 101 and State Route 87 are all within 1-3 miles as well, though not directly accessible from the neighborhood.

***Bike Routes*** - Five bike routes are identified on the San Jose Bicycle Transportation Network within Spartan Keyes. Bike routes along 7<sup>th</sup>, 10<sup>th</sup>, and 11<sup>th</sup> Streets and Senter Road all run north/south, connecting Spartan Keyes to Downtown, San Jose State University and greater San Jose. The only east/west bike route runs along Keyes Street, connecting to adjacent neighborhoods and commercial areas east on Story Road.

### ***Neighborhood Assets and Issues***

#### ***Assets and Strengths***

***Location and Access*** – The Spartan Keyes neighborhood is proximate to San Jose State University, Spartan Stadium, Spartan Field, and Downtown. Easy access to freeways, public transit, and Silicon Valley employment concentrations enhance the appeal of the area.

***Neighborhood Character*** - Many of the older single-family homes within Spartan Keyes have distinctive characteristics that are typical of architecture in the 1920's and 1930's, which lends aesthetic appeal to the neighborhood. Residential streets

north of Keyes street are lined with mature trees which complement the traditional housing styles. The East Gardner area is predominantly industrial, with structures originally designed to accommodate the food industries that defined the Santa Clara Valley through much of the 20<sup>th</sup> Century. These buildings give Spartan Keyes a unique visual character while reflecting the history of San Jose.

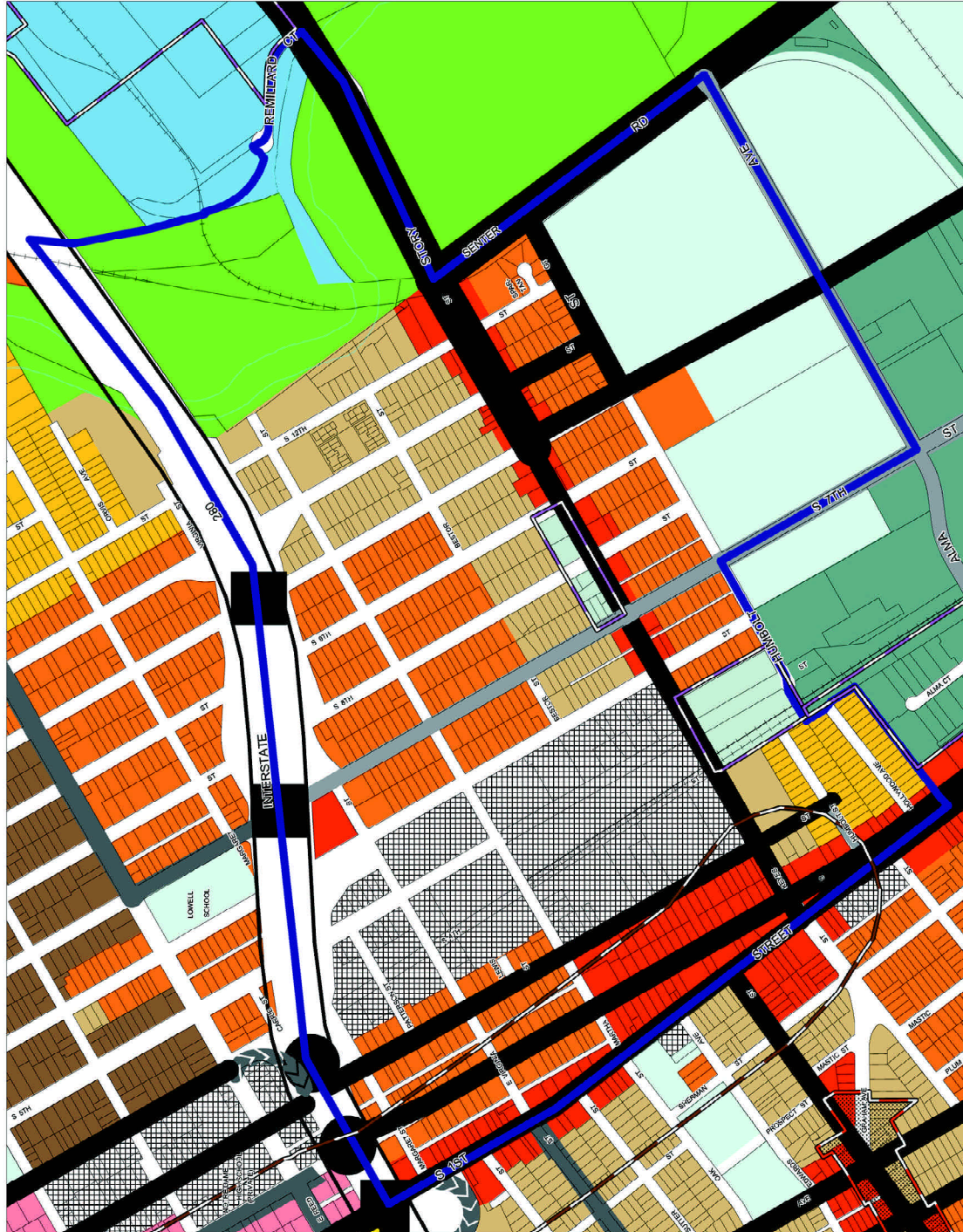


*Many homes in Spartan Keyes have distinct architectural character.*

***The Arts Community*** – Over the years, a small arts community has established itself within the Spartan Keyes neighborhood. A significant number of SJSU arts program staff and students live in or near the neighborhood. Artists working in a variety of mediums rent studio spaces

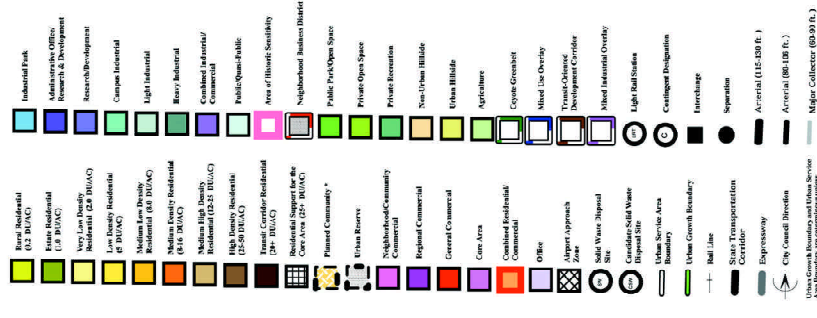


# Spartan/Keyes SNI Planning Area --- General Plan



2020

## Land Use / Transportation Diagram



Spartan/Keyes SNI Planning Area  
Scale: 1" = 510'

Prepared: City of San Jose  
Dept. of Planning, Building and Code Enforcement  
Planning Services Division  
Date: 11/27/07

in several former industrial buildings. Representatives of these groups have organized the Spartan Keyes Arts Coalition to support and expand opportunities for artists and arts activities in the area. The involvement of the arts community supports the unique identity of the neighborhood.

**Community Organization** - The *Spartan Keyes Neighborhood Association* has historically taken an active role in the community organizing neighborhood projects and distributing a local neighborhood newsletter. In addition, residents have organized to take on neighborhood beautification projects, such as street tree planting and landscaping and maintenance of remnant open spaces.

### Issues and Challenges

**Neighborhood Open Space and Public Facilities** – There are no neighborhood parks within the Spartan Keyes area. The closest available open space is Kelley Park east of Senter Road. However, this park is a regional facility, designed for larger citywide events rather than small community activities or neighborhood-oriented recreation.

There are no clear pedestrian routes from the neighborhood to Kelley Park, discouraging residents from using the public facilities such as the jogging track. Spartan Stadium, Spartan Field and several other SJSU athletic fields are located adjacent to the neighborhood but are generally not available for use by the general public.



*Non-local traffic detracts from residential areas and increases noise pollution.*

**Traffic and Parking** – Spartan Keyes experiences a significant amount of non-local traffic due to its proximity to major freeway systems, light industrial areas, and SJSU sporting facilities. This detracts from the character of the neighborhood and is a nuisance to local residents. Major events at Spartan Stadium result in large volumes of on-street parking, particularly in the area south of Keyes Street.



*Many industrial businesses are unsightly, negatively impacting the neighborhood.*

**Land Use Mix** – The Keyes Street commercial corridor is a mix of light industrial uses, auto sales and service centers, convenience stores and bars. The unsightly appearance, noise, and refuse associated with these types of uses overshadow the character of the surrounding residential community. In addition, there is a distinct lack of neighborhood-oriented businesses, forcing residents travel outside the area for convenience goods and services. Neighborhood residents have expressed a strong desire for a neighborhood grocery store, café, snack shops and other similar businesses.



SPARTAN KEYES NEIGHBORHOOD IMPROVEMENT PLAN

**Noise** – Interstate 280 and significant amounts of through traffic, especially large trucks, both impact the noise level within the neighborhood. Residents have reported both indoor and outdoor traffic disturbances.